

THE HOUSE OF THE WEEK

Home Tailored to 1958 'National Average'

By DAVID L. BOWEN

There isn't any guesswork in this house plan.

It's bound to please you because it was drawn to specifications of proven popularity. The home is carefully patterned after the "typical" house built last year with a mortgage insured by the Federal Housing Administration.

The FHA commissioner annually announces the average size, number of rooms, value and other details of the millions of homes built with home loans insured by the government. Architect Rudolph A. Matern has tailored House of the Week X-68 to the national average for 1958.

According to the FHA, the typical new house last year had an appraised value of \$14,207 and a habitable area of 1,092 square feet. That's exactly the area of X-68. The number of bedrooms in homes built last year averaged three and one-half. This plan has three, with a fourth possible if the need arises. X-68's room count is six, the same as the national average. Here are its main features:

Living Area

The 25-foot long living room has a bay window and an unusual angled fireplace which, in conjunction with the coat closet, forms a front entrance foyer.

Because of its length a portion of the living room may easily be reserved for dining if the room adjacent to the kitchen is used as a family room or a fourth bedroom.

Additional living area is available through sliding glass doors in the "outdoor living room" which gives a new twist to the familiar breezeway arrangement. Instead of being open at both ends, the space is enclosed at the front by a wall and windows to increase the impressiveness of the house when viewed from the street. The space is left open at the rear and may be used for informal living, enter-



LONG, LOW LOOK: This six-room home, inspired by the "national average" home built in 1958, has an unusual angled stone chimney which adds interest at the front entrance. Habitable area is 1,092 square feet.

taining, family gatherings or for outdoor eating.

Sleeping Area

The three bedrooms are well grouped and separated from the balance of the house. Minimum hall space provides maximum

space in the bedrooms themselves. Bedroom closet area is well over that required by the FHA. The single main bath has dual lavatories.

Housekeeping Area

Combination kitchen and family room is headquarters for housekeeping. Its open design eliminates the "closed in" feeling often found in a home of small proportions. Besides offering 18 lineal

feet of counter space, the kitchen provides for a breakfast area.

The family room may be used for relaxation and dining or, if preferred, it can be made into a formal dining room by installation of a partition and archway between it and the kitchen.

If this room is needed as a fourth bedroom, a solid wall may be built instead. Space is available for a closet under either the family room or bedroom alternatives.

If a formal dining room effect is desired, this area may be used as a china closet.

Storage Statistics and Dimensions

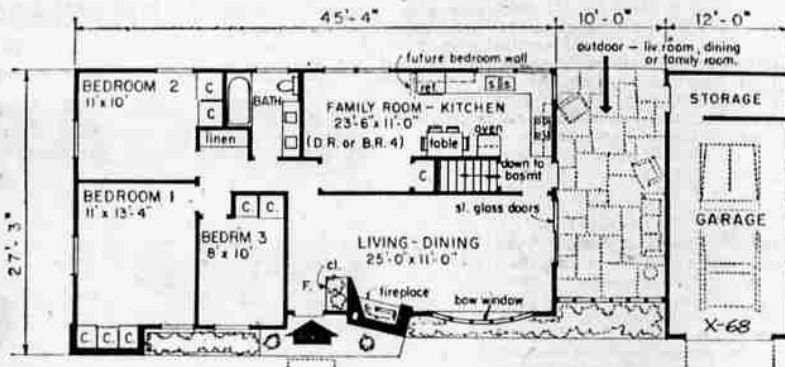
The design has a full basement of over 1,000 square feet, 10 closets, 18 lineal feet of base kitchen cabinets and 12 feet of hanging kitchen cabinets. Storage area in rear of the garage is 368 cubic feet. Over-all size is 67'4" by 27'3".

What 'Average' Home Costs

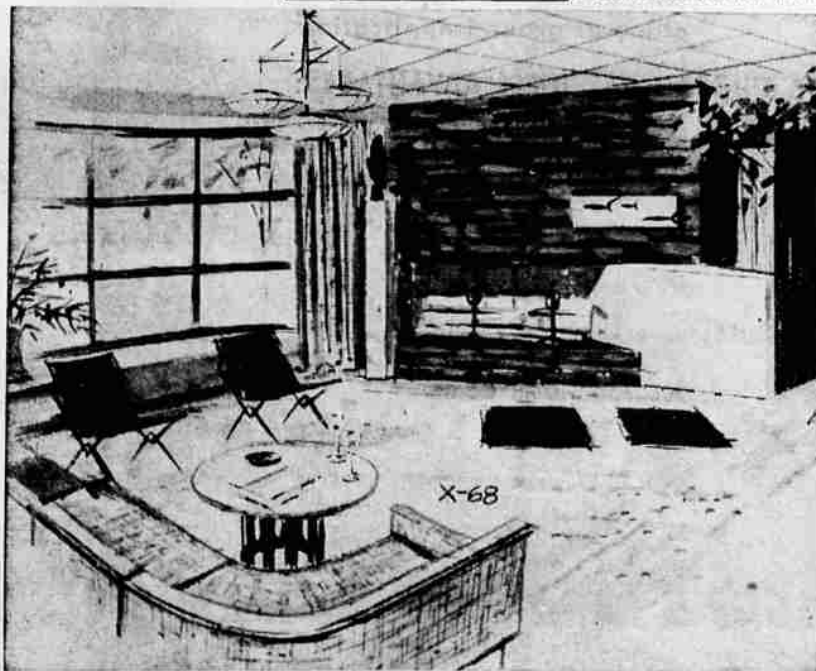
The appraised value of the typical new home financed with an FHA-insured mortgage decreased slightly during 1958, according to the housing agency. Average value in 1957 was \$14,261. Last year it was \$14,207.

Land prices moved upwards. The price of the average new-home site rose from \$2,148 in 1957 to \$2,223 in 1958.

The income of the typical FHA new-home buyer in 1958 was \$6,803, \$171 higher than in 1957. He financed his home with a mortgage of \$12,697 — compared with \$11,823 in 1957.



FLEXIBLE FAMILY ROOM: Space next to the kitchen can be used as combined family room and informal dining area, or as a formal dining room, or as a fourth bedroom. To make it a bedroom, a partition is built where dotted line is shown. For a formal dining room effect, a wall with archway is used instead.



LUXURY IN THE LIVING ROOM: This is an artist's conception of the angled fireplace and bay window. Note contrasting textures and planes in the fireplace, and elevated planter above closet.

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Building Editor:

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